



August 31, 2026

From:

**West End Home Builders' Association**

1112 Rymal Road East

Hamilton, Ontario L8W 3N7

To: **Members of the Planning Committee**

71 Main Street West

Hamilton, Ontario L8P 4Y5

### **WE HBA Letter: Housekeeping and Strategic Amendments to the City of Hamilton Official Plans (PED26159)**

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The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA in 2024, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages<sup>1</sup>. WE HBA notes that these economic indicators are in rapid decline and that the Missing Middle Institute has noted that the decline in housing starts, compared to the previous four-year average, is estimated to have reduced the number of jobs in Hamilton by 1,921<sup>2</sup>.

WE HBA has reviewed Report PED26159 and the associated amendments to the City's Official Plans. Overall, the proposed changes appear to be largely housekeeping in nature, and we have not identified any significant concerns that would lead us to oppose the recommendations contained in the report.

However, we would appreciate clarification regarding the proposed amendments to the medium- and high-density residential policies, particularly the addition of language stating that development shall be subject to Zoning By-law regulations respecting matters such as minimum lot widths and areas, yards and heights to ensure compatibility.

WE HBA requests confirmation that this language is not intended to change the evaluation of applications for Zoning By-law Amendments or minor variances or otherwise require compliance with existing zoning standards where an applicant is seeking to amend those standards through a *Planning Act* application.

Finally, WE HBA would encourage the City to provide stakeholders with greater review time for future packages of this scale. The agenda which included PED26159 was posted sometime Thursday evening. This only allowed one and a half business days for stakeholders to review and respond. PED26159 contains a significant number of individual text and mapping amendments across several Official Plans. While we recognize that many are administrative, determining whether individual amendments may have unintended implications for development requires careful review of the report and its supporting appendices.

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<sup>1</sup> CHBA Economic Impacts 2024 Fact Sheet, City of Hamilton.

<sup>2</sup> Missing Middle Institute: 2025 GTA and GGH Final Housing Report Card, April 2026



WE HBA appreciates the opportunity to provide these comments and values our ongoing partnership with the City. We thank staff for their work on this report and look forward to continuing our collaborative work together.

Sincerely,

Amanda Stringer  
Manager of Government Relations  
West End Home Builders' Association